

Conceptual Stage Relocation Assistance Plan

PROJECT I.D. 1166-00-00



Interchange

Foxglove to West Bridge Street
Marathon County

Prepared for:

Prepared by:

Ms. Karla Wald-Rodman

AYRES
ASSOCIATES

3433 Oakwood Hills Parkway
Eau Claire, WI 54701
(800) 666-3103

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Purpose

This Conceptual Stage Relocation Assistance Plan is developed for the proposed USH 51 / I-39 Corridor. It addresses two specific interchanges within the corridor:

1. Interchange at USH 51 / STH 29
2. Interchange at USH 51 / I-39 / CTH NN

Estimates are given to determine the following:

1. The approximate number of individuals, families, farms, businesses, and non-profit organizations that would be relocated by the project
2. The probable availability of decent, safe, and sanitary replacement housing within the financial means of the individuals and families affected by the project
3. The probable availability of bare land sites, options, office buildings, and replacement units for businesses affected by the project
4. An estimate of the total relocation assistance costs

Data Sources

The following sources were used in compiling data for this plan:

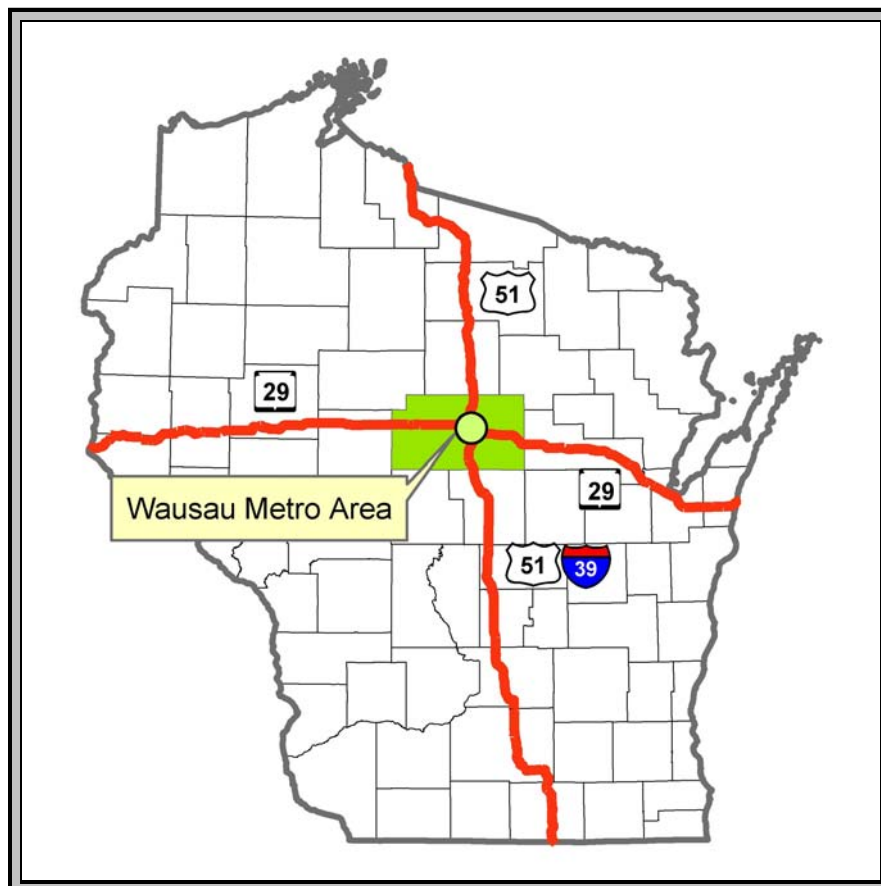
1. United States Census Bureau
2. Marathon County Land Records
3. Wausau Daily Herald
4. Wausau Area Multiple Listing Service
5. Wausau Area Chamber of Commerce Website
6. Wausau/Marathon County Website
7. Wisconsin Department of Transportation

Project Description

The review and implementation of this plan involves a trio of vital Wisconsin highways:

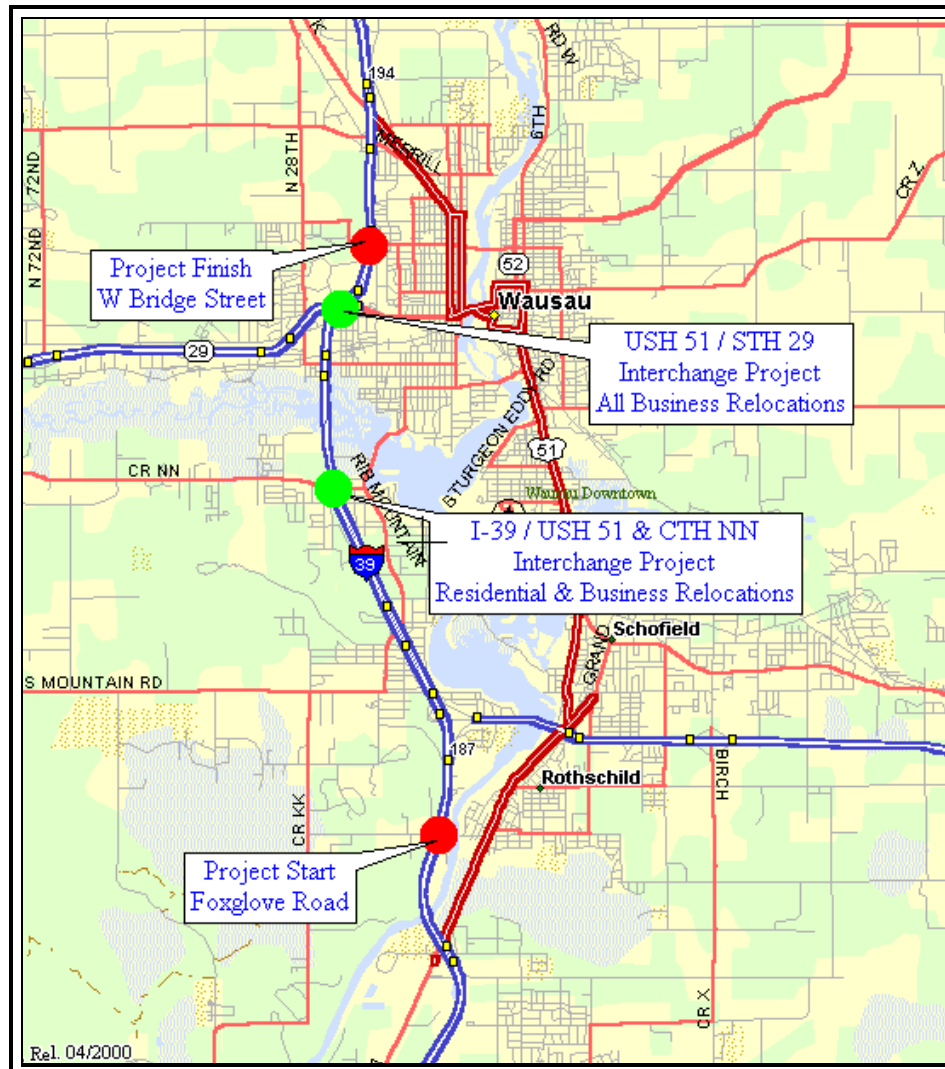
- Interstate 39
- US Highway 51
- State Highway 29

Interstate-39 (I-39) and US Highway 51 (USH 51) compose the dominant north to south travel route through Central Wisconsin. State Highway 29, in the northern half of Wisconsin, serves as a major east to west, border to border connection. They are part of the multi-lane divided highway system serving inter-regional trips, as well as interstate travel between Wisconsin and the nation. Designed to function as a long haul automobile and truck carrier, it's a fundamental part of both the National Highway System (NHS) and Wisconsin's Corridor 2020 backbone highway network.



The point that these three major routes of travel come together and utilize portions of the same corridor is located in Marathon County.

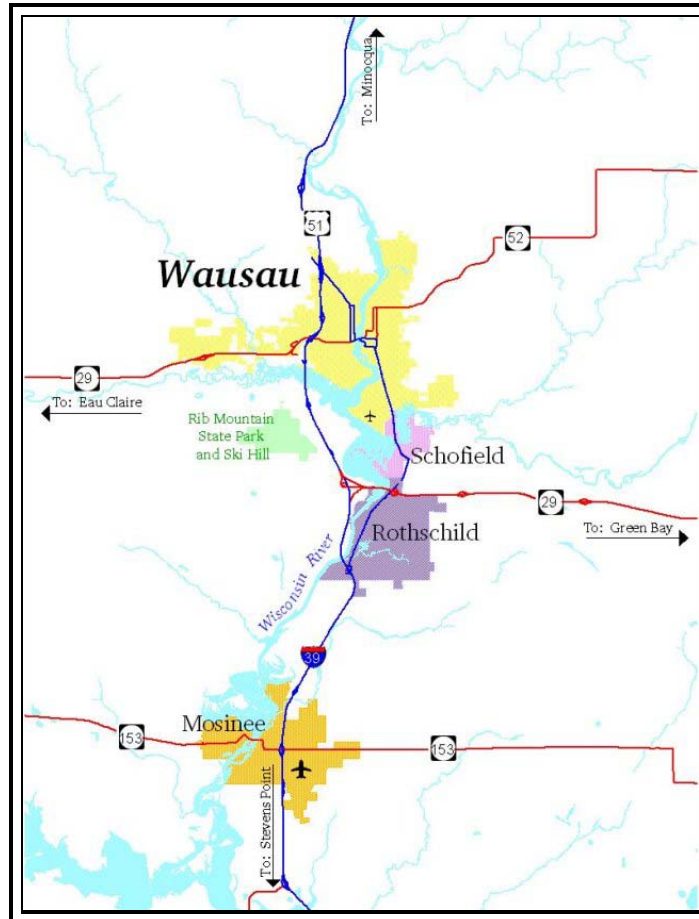
The proposed project begins at the Fox Glove overpass and ends at the West Bridge Street interchange. This project is a centerline distance of approximately 7.88 miles. This consecutive, multi-stage project involves many construction seasons.



This Conceptual Stage Relocation Assistance Plan addresses the congestion issues associated with the current main line and interchanges. Currently four traveled-lanes, this construction upgrade provides a solution to this congestion, by increasing the total number of traveled-lanes to six. The highway will be an access-controlled facility. All interchanges will be reconstructed and the major interchange at USH 51/STH 29 will be designed as a free flowing interchange. USH 51/STH 29 is a major project, and is vital for maintaining a safe and efficient north/south corridor network for the area.

Residential and Business Characteristics/Demographics

With a population nearing 90,000, Wausau's Metropolitan Area comprises the majority of the 2001 U.S. Census Bureau estimated 126,000 plus residents of Marathon County.



The west side of the Wausau Metro Area, where STH 29 meets USH 51, has had intensive development including some early retail strip malls. The USH 51/STH 29 project area "neighborhood" is made up primarily of commercial businesses. These well-established businesses are primarily in the service and professional field; however, four are nationally known retail chains/franchises. No residential parcels are affected with the construction of the new USH 51/STH 29 interchange.

The portion of the project area located at the USH 51/I-39 and CTH NN interchange will affect three residential tenants, two business tenants, and two business owners. By visual inspection, the families affected by the proposed highway improvement project are white working class people in the middle-income brackets. U.S. Census figures indicate the 1999 Median Household Money Income for Marathon County is \$45,165.00.

The surrounding area outside of the scope of the project has enjoyed prosperous growth, especially within the last few years. There is every reason to believe this trend will continue with enhancement of the highways.

Estimate of Business Displacements for USH 51/STH 29 Interchange

There are approximately 41 tenant businesses to be relocated on this project. Three are major retail locations, one well-known franchise restaurant, and the remaining in various service or professional fields. There are no residential displacements for the USH 51 / STH 29-interchange project.

Please see pullout map on Page 9 to cross reference the parcels listed on the table below.

Business Displacement / Relocation Cost Estimate

USH 51 / STH 29 Interchange

Parcel #	Owner or Tenant	Type of Business	Acquisition Amount*	BRP	Searching	Re-establishment	Moving
1	Owner	Land under Condominiums	\$276,345	\$0	\$0	\$0	\$0
2	Owner	Office Condominium	\$249,090	\$0	\$0	\$10,000	\$2,500
2a	Tenant	Government Office	\$0	\$30,000	\$1,000	\$10,000	\$12,500
2b	Tenant	Pre-Press Design	\$0	\$30,000	\$1,000	\$10,000	\$12,500
3	Owner	Office Condominium	\$415,265	\$0	\$0	\$10,000	\$2,500
3a	Tenant	Dentist	\$0	\$30,000	\$1,000	\$10,000	\$12,500
3b	Tenant	Dentist	\$0	\$30,000	\$1,000	\$10,000	\$12,500
3c	Tenant	Dentist	\$0	\$30,000	\$1,000	\$10,000	\$12,500
4	Owner	Office Condominium	\$546,365	\$0	\$0	\$10,000	\$2,500
4a	Tenant	Association Office	\$0	\$30,000	\$1,000	\$10,000	\$12,500
5	Owner	Office Condominium	\$326,485	\$0	\$0	\$10,000	\$2,500
5a	Tenant	Medical Office	\$0	\$30,000	\$1,000	\$10,000	\$12,500
5b	Tenant	Medical Office	\$0	\$30,000	\$1,000	\$10,000	\$12,500
5c	Tenant	Medical Office	\$0	\$30,000	\$1,000	\$10,000	\$12,500
5d	Tenant	Medical Office	\$0	\$30,000	\$1,000	\$10,000	\$12,500
5e	Tenant	Medical Office	\$0	\$30,000	\$1,000	\$10,000	\$12,500
6	Owner	Office Condominium	\$482,275	\$0	\$0	\$10,000	\$2,500
6a	Tenant	On-Hold Messaging Service	\$0	\$30,000	\$1,000	\$10,000	\$12,500

Business Displacement / Relocation Cost Estimate

USH 51 / STH 29 Interchange

Parcel #	Owner or Tenant	Type of Business	Acquisition Amount*	BRP	Searching	Re-establishment	Moving
6b	Tenant	Claims Service	\$0	\$30,000	\$1,000	\$10,000	\$12,500
6c	Tenant	Employment Agency	\$0	\$30,000	\$1,000	\$10,000	\$12,500
6d	Tenant	Optometrist	\$0	\$30,000	\$1,000	\$10,000	\$12,500
6e	Tenant	Optometrist	\$0	\$30,000	\$1,000	\$10,000	\$12,500
7	Owner	Office Condominium	\$336,605	\$0	\$0	\$10,000	\$2,500
7a	Tenant	Insurance Services	\$0	\$30,000	\$1,000	\$10,000	\$15,000
7b	Tenant	Attorney	\$0	\$30,000	\$1,000	\$10,000	\$12,500
7c	Tenant	Tailor	\$0	\$30,000	\$1,000	\$10,000	\$12,500
7d	Tenant	Architect	\$0	\$30,000	\$1,000	\$10,000	\$12,500
7e	Tenant	Medical Society	\$0	\$30,000	\$1,000	\$10,000	\$12,500
8	Owner	Office Condominium	\$489,555	\$0	\$0	\$10,000	\$2,500
8a	Tenant	Travel Agency	\$0	\$30,000	\$1,000	\$10,000	\$15,000
8b	Tenant	Financial/Lender	\$0	\$30,000	\$1,000	\$10,000	\$15,000
8c	Tenant	Tax & Accounting Service	\$0	\$30,000	\$1,000	\$10,000	\$15,000
8d	Tenant	Medical Office	\$0	\$30,000	\$1,000	\$10,000	\$15,000
8e	Tenant	Association Office	\$0	\$30,000	\$1,000	\$10,000	\$15,000
8f	Tenant	Financial Services	\$0	\$30,000	\$1,000	\$10,000	\$15,000
9	Owner	Land & Improvements	\$69,460	\$0	\$0	\$0	\$0
10	Owner	Land & Improvements	\$836,395	\$0	\$0	\$10,000	\$2,500
10a	Tenant	Restaurant	\$0	\$30,000	\$1,000	\$10,000	\$50,000
11	Owner	Land & Improvements	\$4,474,650	\$0	\$0	\$10,000	\$5,000
11a	Tenant	Discount Retailer	\$0	\$30,000	\$1,000	\$10,000	\$750,000

Business Displacement / Relocation Cost Estimate

USH 51 / STH 29 Interchange

Parcel #	Owner or Tenant	Type of Business	Acquisition Amount*	BRP	Searching	Re-establishment	Moving
12	Owner	Land & Improvements	\$5,400,285	\$0	\$0	\$10,000	\$0
12a	Tenant	Building/Home Supply Store	\$0	\$30,000	\$1,000	\$10,000	\$1,100,000
12b	Tenant	Fitness Center	\$0	\$30,000	\$1,000	\$10,000	\$12,500
12c	Tenant	Lender/Financial Services	\$0	\$30,000	\$1,000	\$10,000	\$12,500
12d	Tenant	Nail Salon	\$0	\$30,000	\$1,000	\$10,000	\$12,500
12e	Tenant	Association Office	\$0	\$30,000	\$1,000	\$10,000	\$12,500
12f	Tenant	Restaurant	\$0	\$30,000	\$1,000	\$10,000	\$12,500
12g	Tenant	Hair Salon	\$0	\$30,000	\$1,000	\$10,000	\$12,500
12h	Tenant	Fabric & Craft Store	\$0	\$30,000	\$1,000	\$10,000	\$12,500
12i	Tenant	Income Tax Office	\$0	\$30,000	\$1,000	\$10,000	\$12,500
13	Owner	Land & Improvements	\$605,130	\$0	\$0	\$10,000	\$0
14	Owner	Land & Improvements	\$580,590	\$0	\$0	\$10,000	\$250,000
14a	Tenant	Auto Parts Store	\$0	\$30,000	\$1,000	\$10,000	\$500,000
15	Owner	Land & Improvements	\$636,610	\$0	\$0	\$10,000	\$2,500
15a	Tenant	Automobile Parts & Service	\$0	\$30,000	\$1,000	\$10,000	\$250,000
16	Owner	Land & Improvements	\$512,736	\$0	\$0	\$10,000	\$5,000
16a	Tenant	Heavy Duty Equipment-Truck Sales & Service	\$0	\$30,000	\$1,000	\$10,000	\$150,000
Totals			\$16,237,841	\$1,230,000	\$41,000	\$550,000	\$3,537,500

* Acquisition amounts are calculated using the Fair Market Value for 2001 (as listed in Marathon County Tax Records) and adjusting upwards at a 6% yearly rate or 15% for a 30-month period.



Estimate of Residential / Business Displacements
for
USH 51 / I-39 / CTH NN Interchange

The USH 51 / I-39 and CTH NN interchange improvement will affect three residential tenants, two business tenants and two business owners.

Please see pullout map on Page 12 to cross reference the parcels listed on the table below.

Residential Displacement / Relocation Cost Estimate

USH 51 / I-39 / CTH NN Interchange

Parcel #	Owner or Tenant	Type of Unit	Bedroom Count	Acquisition Amount*	RHP	Incidental (to purchase)	Interest Differential	Moving
17	Owner	Land & Improvements	--	\$173,420	\$0	\$0	\$0	\$500
17a	Tenant	Residential	2	\$0	\$8,000	\$1,500	\$0	\$1,500
17b	Tenant	Residential	3	\$0	\$8,000	\$1,500	\$0	\$1,500
18	Owner	Land & Improvements	--	\$63,825	\$0	\$0	\$0	\$500
18a	Tenant	Residential	2	\$0	\$8,000	\$1,500	\$0	\$2,500
Total				\$237,245	\$24,000	\$4,500	\$0	\$6,500

*Acquisition amounts are calculated using the Fair Market Value for 2001 (as listed in Marathon County Tax Records) and adjusting upwards at a 6% yearly rate or 15% for a 30-month period.

Business Displacement / Relocation Cost Estimate

USH 51 / I-39 / CTH NN Interchange

Parcel #	Owner or Tennant)	Type of Unit	Acquisition Amount*	BRP	Searching	Re- establishment	Moving
19	Owner	Land & Improvements	\$115,460	\$0	\$0	\$10,000	\$500
19a	Tenant	Hair Salon	\$0	\$30,000	\$1,000	\$10,000	\$2,000
20	Owner	Land & Improvements	\$343,045	\$0	\$0	\$10,000	\$2,000
20a	Tenant	Gas station & convenience store	\$0	\$30,000	\$1,000	\$10,000	\$50,000
Total			\$458,505	\$60,000	\$2,000	\$40,000	\$54,500

*Acquisition amounts are calculated using the Fair Market Value for 2001 (as listed in Marathon County Tax Records) and adjusting upwards at a 6% yearly rate or 15% for a 30-month period.



Summary of Classifications

Classifications	USH 51 / STH 29	USH 51 / I-39 / CTH NN
Owners	16	4
Service	21	2
Professional	12	
Retail	4	
Retail & Service	2	
Restaurant	2	
Totals / Business	57	6
Total / This Plan	65	

Classifications	USH 51 / I-39 / CTH NN
Residential Tenants	3
Total / This Plan	3

Summary of Estimated Payments

Business

Acquisition	\$16,933,591
Replacement Business Payment	
Purchase	\$0
Rental	\$1,290,000
Total Replacement Business Payment	\$ 1,290,000
Moving Payments	
Searching Expenses	\$ 43,000
Re-establishment Costs	\$ 590,000
Estimated Moving Costs	\$3,596,500
Total Moving Payments	\$ 4,229,500
Total Business Costs	\$22,453,091

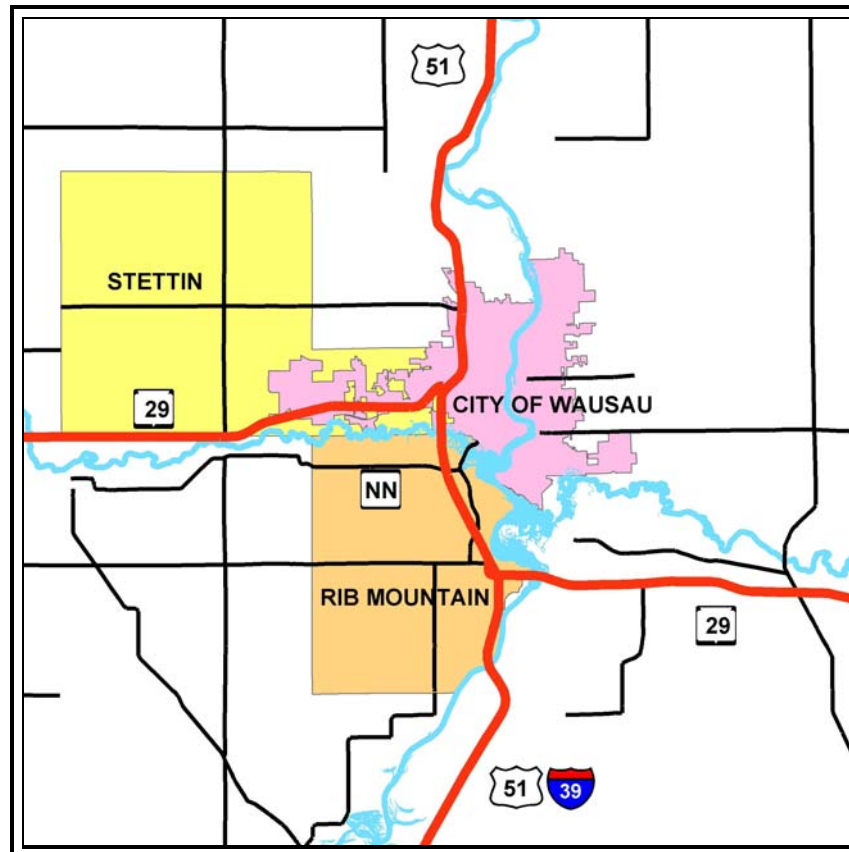
Residential

Acquisition	\$237,345
Replacement Housing	\$ 24,000
Incidental Payments	
To Purchase	\$4,500
Interest Differential	\$0
Total Incidental Payments	\$ 4,500
Estimated Moving Costs	\$ 5,500
Total Residential Costs	\$ 272,345

Total Estimated Payments	\$26,956,936
Contingency 20%	\$ 5,391,387
Total	\$32,348,323

Disruptive Effects to Community

The majority of this project and proposed relocations are located in the Town of Stettin, Town of Rib Mountain as well as a small portion of the City of Wausau. The Town of Stettin may be affected by loss of tax revenues because of the acquisition of five major businesses. All of the businesses are either destination oriented or impulse oriented, as is the case for most businesses. As a result, replacement site locations will be critical. The highway improvement project will cause disruption during the actual construction phase. However, the flows of traffic on the present USH 51/STH 29 will be open to the extent of what is practical. Access at existing interchanges may be re-directed for short intervals of time.



Potential Remedies

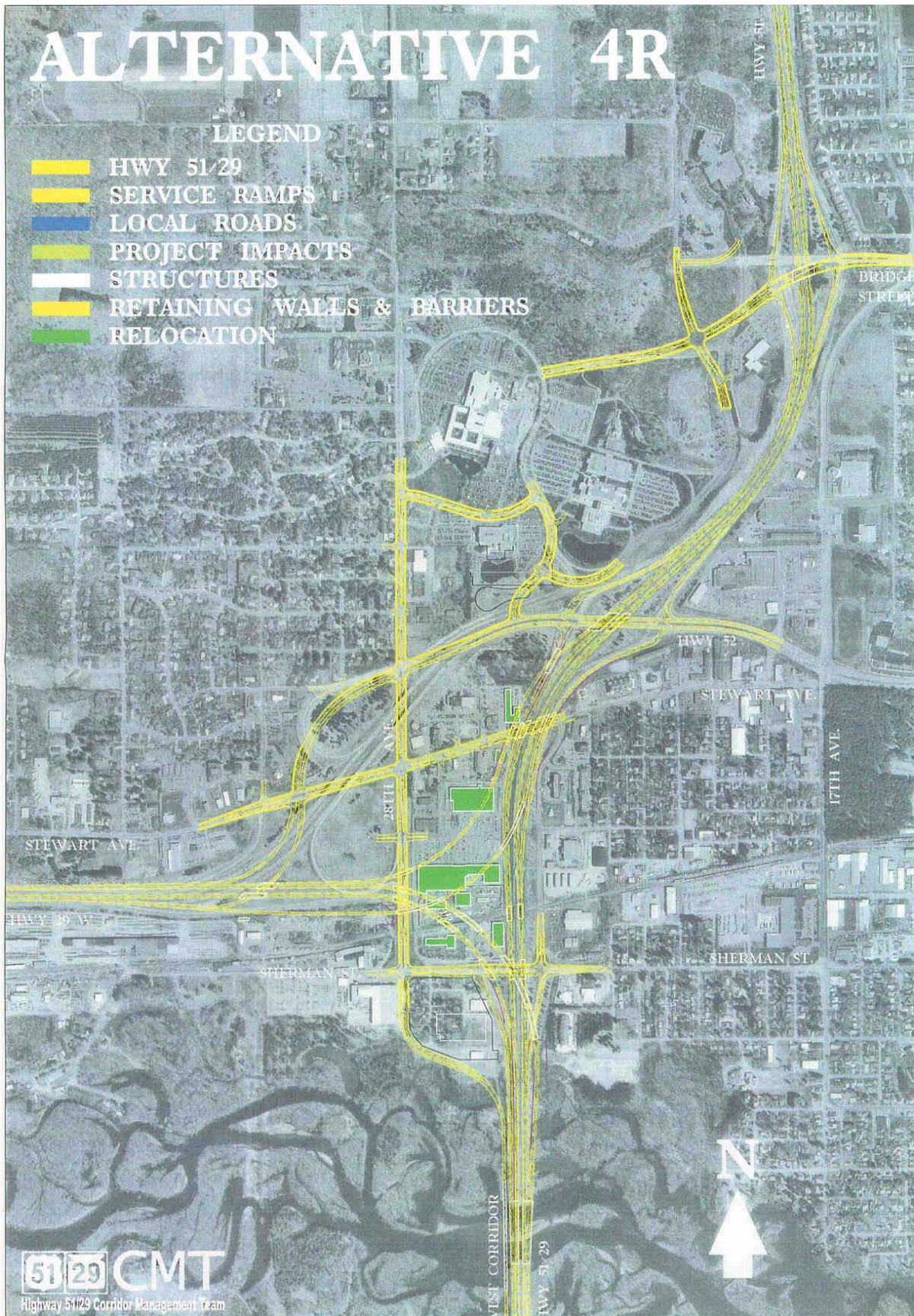
The following solutions appear to be realistic:

1. The proposed overall enhancement to the existing highway system creates an efficient and safe network of roadways. Thus, effectively making the area more pleasing for all who travel the corridor during any time of the day, at any time of the year. (See pullout maps on Pages 17& 18.)
2. The new interchange may create a number of large parcels in the Town of Stettin available for sale to the displaced/disrupted businesses.
3. If businesses relocate within the Town of Stettin, it would minimize the loss of tax revenues.
4. The database does indicate that bare land sites within the greater Wausau area are available. (See table on Page 19.)
5. The service/destination-oriented businesses have many options available for relocation within the immediate area where they are currently located. (See tables on Pages 20 - 22.)
6. The database indicates that the businesses and business tenants will also be able to relocate to nearby sites. This should minimize the negative effects of moving to new locations on the displaced businesses' customer base/clientele.
7. The database indicates residential owners and tenants have various options available to them for comparable housing. (See tables on Pages 23 - 24.)

ALTERNATIVE 4R

LEGEND

- HWY 51/29
- SERVICE RAMP
- LOCAL ROADS
- PROJECT IMPACTS
- STRUCTURES
- RETAINING WALLS & BARRIERS
- RELOCATION





Tables - Business Relocation Data- Commercial Land

Commercial Land

For Sale

MLS #	Size	Address	Type	Price
109318	9 acres +	908 Cloverland	Bare land	\$250,000
202576	1.8 acres	3908-10 Stewart Ave	Bare land	\$245,000
200668	20,000-50,000 sq ft	3005 Rib Mtn Dr	Land -Zoned Commercial	\$549,900

Retail / Office / Warehouse

For Sale

MLS # Or Source	Size	Address	Type of Building	Price
202780	1-2,000 sq ft	268 Grand Ave.	Office	\$165,000
202249	1-2,000 sq ft	538 N 1 st Ave.	Office	\$159,000
202275	1-2,000 sq ft	3102 Rib Mountain Dr.	Retail	\$299,000
200665	1-2,000 sq ft	505 W Thomas St.	Retail	\$89,900
200709	1,848 sq ft	300 Plumber St.	Service	\$49,900
109607	2,001-5,000 sq ft	5103 Lilac Ave	Retail or Office Building	\$385,000
200149	2,001-5,000 sq ft	420 N Third St	Office Building	\$239,000
202656	2,001-5,000 sq ft	510 Division St.	Service Business	\$99,000
110167	2,001-5,000 sq ft	3939 N 6 th St.	Home/ Business	\$220,000
200374	2,700 sq ft	501-503 Jefferson St	Office Suites	\$395,000
Karen Harvey 843-6005	3,600 sq ft	2805 Emery Drive	Commercial	\$174,000
109941	3,800 sq ft / # 1 16,720 sq ft / # 2	1488-89 Merrill Ave	2 Office Buildings	\$2,400,000
108234	5,000 sq ft	920 Grand Ave.	Office	\$225,000
Mike Siegel 842-0811	5,000 sq ft	Schofield	Office	\$225,000
201417	5,001-10,000 sq ft	115 S 84 th Ave	Commercial or Warehouse	\$384,900
201724	5,001-10,000 sq ft	405 Alderson St., Schofield	Office	\$349,900
200458	5,001-10,000 sq ft	600 Western Ln., Schofield	Service Business	\$499,000
107529	10,001-20,000 sq ft	211 Forest St	Retail or Office Building	\$480,000
93106	10,001-20,000 sq ft	319 Fourth St	Office Building	\$675,000
107157	10,001-20,000 sq ft	308 Grand Ave	Multi-tenant Office Building	\$789,000
201667	12,000 sq ft	739 Scott St	Warehouse	\$375,000
Mike Siegel 842-0811	18,000 sq ft	8 th Ave.	Warehouse	\$275,000

Retail / Office

For Lease

MLS # or Contact Name	Area	Address	Type of Building	Price
200326	0 - 10,000 sq ft	1715B Stewart Ave.	Service/Office	\$695/month
106315	1 - 2,000 sq ft	320 Ross Ave Schofield	Retail	\$11/sq ft
108372	1 - 2,000 sq ft	415-A Division St	Single office	\$650/month
200326	1 - 2,000 sq ft	1715B Stewart Ave	Service Business	\$695/month
103921	1 - 2,000 sq ft	1005 N Third St	3 Offices	\$675/month
108372	1 - 2,000 sq ft	415-A Division St.	Office	\$150/month
106315	1 - 2,000 sq ft	320 Ross Ave., Schofield	Retail	\$11/sq ft
108560	1 - 5,000 sq ft	1500 Merrill Ave.	Business Opportunity	\$11/sq ft
Wausau Daily Herald 842-5663	200 sq ft	7 th Street	2 Offices	\$175
110082	305 sq ft	503 ½ Jefferson St	2 offices	\$300/month
108621	440 sq ft	2712 Stewart Ave	Office	\$450/month
Wausau Daily Herald 581-5402	600 - 4,000 sq ft	Westside, Wausau	4 Offices	\$495-1500
Mike Siegel 842-0811	900 sq ft	Weston	Office/Retail	\$500/month
108760	921 sq ft	Washington Square Downtown	Business Opportunity	\$700/month
103571	1,100 - 1,700 sq ft	2402 Stewart Ave.	3 Offices	\$8-11/sq ft
201656	2,000 sq ft	520 S 17 th Ave Ste Wausau	Retail or Office	\$11/sq ft
201656	2,000 sq ft	520 S 17 th Ave.	Retail	\$11/sq ft

Retail / Office

For Lease

MLS # or Contact Name	Area	Address	Type of Building	Price
109421	2,001 - 5,000 sq ft	2005 Grand Ave	Retail	\$9/sq ft
103571	2,001 - 5,000 sq ft	2402 Stewart Ave	Office	\$8/sq ft to \$11 sq ft
202613	2,350 sq ft	Park Place Plaza Rothschild	Retail	\$15/sq ft
202613	2,350 sq ft	Park Place Plaza	Retail	\$15/sq ft
110082	2,700 sq ft	503 ½ Jefferson St	Suite of 4 Offices	\$2900/month
108761	2,900 sq ft	Pedestrian Mall Downtown	Business Opportunity	\$1,750
Wausau Daily Herald 359-0553	3,500 sq ft	Schofield	Commercial	\$675
109627	5,001 - 10,000 sq ft	6235 Packer Drive	Warehouse	\$5/sq ft
200702	5,000 sq ft	2720 Stewart Ave.	Retail	\$3,700
201569	5,300 sq ft	2203-05 Grand Ave.	Retail	\$11/sq ft
103586	25,000 sq ft	410 S Bellis St.	Industrial	\$11/sq ft
107208	40,000 sq ft	909 S 60 th Ave	Warehouse	\$11/sq ft

Tables - Residential Relocation Data - Owner / Occupants

Owner / Occupants

Homes for Sale

MLS No.	Sq ft	Address	Bdrm	Price
200739	988	2507 Gowen St., Wausau	2	\$69,900
201808	880	5715 S Birch Ln., Weston	2	\$69,900
202166	924	1020 S 6 th Ave., Wausau	2	\$69,900
202187	828	1801 Walnut St., Wausau	2	\$68,500
110020	768	818 N 3 rd Ave., Wausau	2	\$66,900
202322	840	1122 S 15 th Ave., Wausau	2	\$61,900
202042	840	1002 N 10 th Ave., Wausau	2	\$59,900
202793	924	1220 Kickbusch, Wausau	2	\$57,000
109464	784	1805 Fairmount St., Wausau	2	\$56,900
201533	878	601 7 th St., Mosinee	2	\$54,500
201778	1200	3105 Cardinal Ave., Wausau	3	\$87,000
202500	2700	1401 Jonquil, Wausau	3	\$86,900
202333	1120	1407 S Mountain Rd Wausau	3	\$99,900
202839	1637	6202 Lakeshore Dr., Wausau	3	\$99,900
201830	1000	3106 Martin Ave., Wausau	3	\$99,000
202893	800	912 N 10 th Ave, Wausau	3	\$69,900
108118	960	1417 Prospect, Wausau	3	\$67,000
200911	938	1407 Madison St., Wausau	4	\$65,000

Tables - Residential Relocation Data - Tenant / Occupants

Tenant / Occupants			
Homes / Apartments for Rent			
Source	Address	Bdrm	Price
Wausau Daily Herald	Alpine Court	1-3	\$300+
Wausau Daily Herald	1147 West Bridge Street	2	\$495
Wausau Daily Herald	South 26 th Avenue	2	\$500
Wausau Daily Herald	East Side – Wausau	2	\$675
Wausau Daily Herald	907 N 9 th Avenue	2	\$575
Wausau Daily Herald	DC Everest District	2	\$595
Wausau Daily Herald	Weston	2	\$595
Wausau Daily Herald	West Side – Wausau	2	\$495
Wausau Daily Herald	2624 Dixon Street	2	\$500
Wausau Daily Herald	Central Location	2	\$625
Wausau Daily Herald	West Side – Wausau	2+	\$625
Wausau Daily Herald	1922 Emerson	3	\$695
Wausau Daily Herald	Downtown Wausau	3	\$500
Wausau Daily Herald	703 Grand Avenue	3	\$595
Wausau Daily Herald	East Side – Wausau	3	\$575
Wausau Daily Herald	East Side – Wausau	3	\$650
Wausau Daily Herald	East Side – Wausau	3	\$575
Wausau Daily Herald	West Side – Wausau	3	\$500
Wausau Daily Herald	Weston	3	\$775
Wausau Daily Herald	Downtown Wausau	3	\$795
Wausau Daily Herald	Wausau – on the river	3+	\$625
Wausau Daily Herald	East Side – Wausau	3+	\$675
Wausau Daily Herald	3710 Stanley Street	4	\$795
Wausau Daily Herald	East Wausau	4-5	\$675

